



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

PLANNING

Michael J. Johnson, AICP
Planning Director

ZONING ADMINISTRATOR
AGENDA
January 17, 2008

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive. Due legal notification of these applications was given to the interested public agencies, County Department, and to property owners within 300 to 400 feet of the property lines of the subject property.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you require additional disability-related modifications or accommodation, please contact the Planning Department at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. Requests received after such time will be accommodated only if time permits.

1:30 P.M.
AF

PVAAT20070769, MARK AND JANET GIARRITTA

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, in order to consider a request from Mark and Janet Giarritta, for the approval of:

- A Variance to the front setback requirement of 50' from edge of easement to allow for a setback of 17' from edge of easement in order to receive building permit approval for a single-family residence constructed without the benefit of an approved permit
- Approval of a Finding in support of a Class 5 Categorical Exemption from the California Environmental Quality Act

The subject parcel is 5.09 acres and is located at 1562 Dusty Road, off Capehorn Road in the Colfax area. The project site is zoned F-B-100-PD-0.4 (Farm combining Building Site Size of 2.3 acres minimum combining Planned Unit Development, 0.4 units per acre). The Assessor Parcel Number is 099-190-061. The Zoning Administrator will consider adoption of a Categorical Exemption.

1:45 P.M.
LC

PVAAT20070832, LANCASTER FAMILY TRUST

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, in order to consider a request from P. Vance and Christine Lancaster, for the approval of:

- A Variance to the front setback requirement of 75' from centerline of the existing driveway easement to allow for setbacks of 33' and 46' from the centerline of the existing traveled way in order to construct two garages.

The subject parcel is approximately 10.17 acres and is located at 3365 Fruitvale Road on the north side of Fruitvale Rd. approximately 1.3 miles west of the intersection of Fowler Road and Fruitvale Road in the Lincoln area. The project site is zoned F-B-X-10 (Farm combining Building Site Size of 10 acres minimum). The Assessor Parcel Number is 031-300-029. The Zoning Administrator will consider adoption of a Categorical Exemption.

**2:45 P.M.
RS**

PVAAT20070827, ED DAVID/MARK JONES-TURNING LEAF

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, in order to consider a request from Ed David, for the approval of:

- Applicant requests a variance to fence/wall height requirement of 6' along the western (side) property line to construct 255' long masonry wall of which a 150' section will be 9' in height.
- Applicant requests a variance to fence/wall height requirement of 3' along northern (front) property line to allow a 6' high stucco finish masonry wall with iron entry gates. The new wall would be constructed 42' from the centerline of Eureka Road.

The subject parcel is 3 acres and is located on the south side of Eureka Road, approximately $\frac{3}{4}$ mile west of the intersection Barton Road (5602 Eureka Rd.) in the Granite Bay area. The project site is zoned RA-B-100 (Residential Agricultural combining Building Site Size of 2.3 acres minimum). The Assessor Parcel Number is 050-030-002. The Zoning Administrator will consider adoption of a Negative Declaration.